



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



DOVECOTE COTTAGE

Arlington, Bibury

# Dovecote Cottage, Arlington, Bibury, GL7 5NG

A beautiful quintessential Cotswold cottage offering timeless charm in an idyllic village setting.

## Description

Created and lovingly curated around nine years ago, Dovecote Cottage is an enchanting retreat, peacefully tucked away along a quiet lane in the idyllic village of Arlington, just a short stroll from the heart of Bibury. Thoughtfully designed and exquisitely finished, the cottage radiates charm and character, with mellow stone floors, warm timber underfoot, and stunning bespoke shutters throughout.

The kitchen/dining/family room is generously proportioned—an inviting space designed for memorable gatherings and effortless entertaining. This heart-of-the-home is bathed in an abundance of natural light and offers plenty of worktop and storage space, and the comforting warmth of a double Everhot range brings a sense of cosy elegance through the cooler months. French doors open wide to the terrace, creating a seamless flow between indoors and out during the warmer seasons. A relaxed seating area, complete with wood burner, provides the perfect nook for morning coffee, quiet conversation, or losing yourself in a good book.

For keen cooks, the pantry and larder are a true delight, offering exceptional storage and practicality without compromising on style. There is a convenient back door granting easy access to the loggia, terrace and garden.

The sitting room is a beautifully calming space—ideal for unwinding after days spent exploring the rolling Cotswold countryside. A handsome fireplace with wood burner forms the focal point of the room, complemented by generous natural light from a large front window and French doors that open onto the rear garden.

Upstairs, the first floor is equally impressive, featuring a serene principal bedroom with an elegant en suite bathroom. Two further bedrooms and a stylish family bathroom complete the floor, each room enjoying exceptional ceiling height and bathed in soft, natural light. A door from the family bathroom leads to the practical and discreetly positioned utility attic room which keeps household tasks tucked neatly out of sight.

Outside, the rear south-facing garden offers a wonderfully private sanctuary, predominantly paved and terraced, which provides effortless year-round enjoyment. Stunning herbaceous borders and a classic Cotswold stone wall create an atmosphere of tranquil seclusion. A charming loggia offers sheltered seating, while the terrace provides the perfect setting for alfresco dining, summer barbecues, and golden-hour sundowners.

To the front, a gated driveway provides generous private parking alongside a pretty courtyard garden, completing the warm and welcoming approach to this exceptional Cotswold home.

*Cirencester 7 miles  
Northleach 8 miles  
Kemble 12 miles  
(direct train to London Paddington)  
Burford 10 miles  
Cheltenham 22 miles*

*All distances and times are approximate*

Hall • Kitchen/Dining/Family room • Pantry • Larder • Sitting room  
Utility • 3 Bedrooms • 2 Bathrooms • Loggia • Terrace • Garden  
Private off-road parking







## Location

Dovecote Cottage is superbly positioned in Arlington, on the edge of Bibury, a quintessential and renowned idyllic village in the heart of the Cotswolds and the Coln Valley. The River Coln runs through the village and is one of the best trout fishing streams in The Cotswolds. The village has a thriving community and is home to a primary school, farm shop, The Catherine Wheel pub, The Twig Café, The Old Post Office and The Swan Hotel. There are plenty of fabulous country walks on the doorstep.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Nearby Burford is a charming and picturesque medieval town which offers various weekly markets, a renowned garden centre and is ideal for everyday shopping as is delightful Northleach which is only 8 miles away.

Daylesford Organic Farm Shop, 18 miles away, is set in enchanting grounds and has a delicious

restaurant and deli to suit all tastes, together with irresistible homewares, fashion and a spa. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire countryside.

Cheltenham to the west and not only offers an array of excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals and, of course, horse racing.

The area offers a superb choice of schooling with an exceptional selection of state, grammar and private schools such as Hatherop Primary School, Hatherop Castle, Dean Close, Cheltenham Colleges and Pate's, to name but a few.

The cottage is well located for outdoor activities, with golf at Cirencester, Cheltenham, Burford and Naunton Downs; as well as a plethora of footpaths and bridleways throughout the countryside.

The A40 provides excellent access to Oxford and the M40, and Cheltenham gives access to the M5. Regular and fast train services are available to London Paddington from Kingston and Kemble.

## General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage. Central heating by air source heat pump.

**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

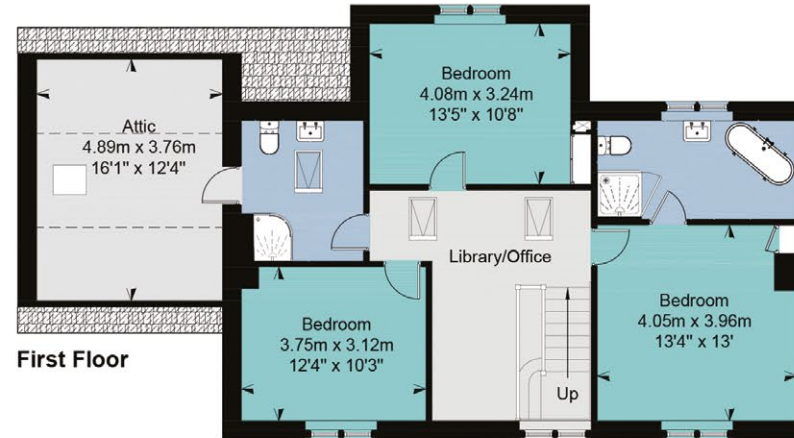
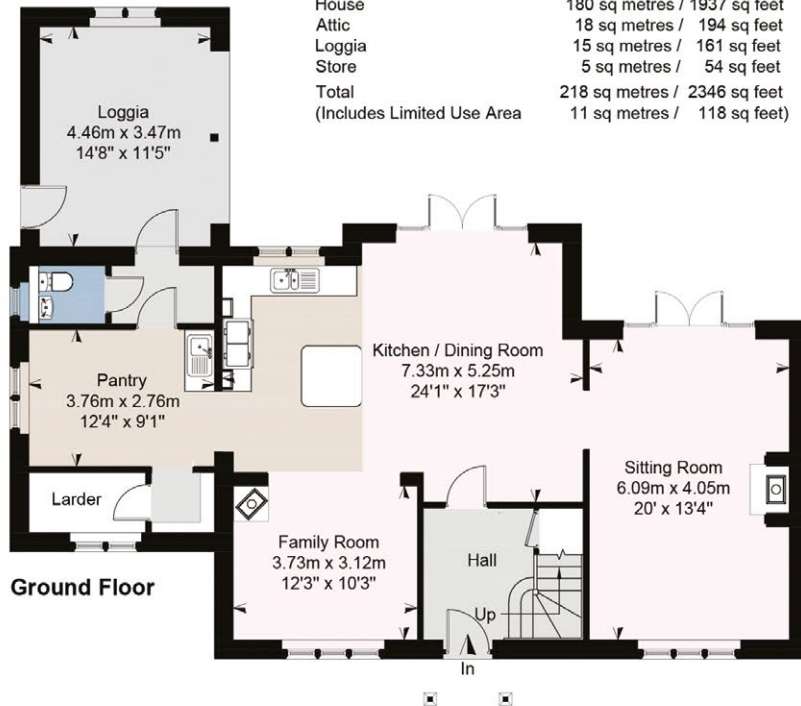
**Local Authorities:** Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band F and EPC rating B.



### Dovecote Cottage, Arlington, Bibury, Gloucestershire

#### Approximate IPMS2 Floor Area

House	180 sq metres / 1937 sq feet
Attic	18 sq metres / 194 sq feet
Loggia	15 sq metres / 161 sq feet
Store	5 sq metres / 54 sq feet
<b>Total</b>	<b>218 sq metres / 2346 sq feet</b>
(Includes Limited Use Area	11 sq metres / 118 sq feet)



[ ] = Limited Use Area



Outbuildings  
Not Shown In Actual Location Or Orientation

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This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.

IPMS = International Property Measurement Standard

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